WARRANTY DEED

STATE OF TN
COUNTY OF Knox

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$650,000.00**.

Affiant

Subscribed and sworn to before me 24th day of January, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES.

ASHLEE DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 04/02/2028
KNOX COUNTY

Karen Johnson
Batch # 1231927
01/30/2025 08.35 11 AM
Fees $18.00 Taxes $2,405.00

Davidson County
DEEDWARR
3 pgs

20250130-0007025

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Knoxville Title Agency, Inc.
266 South Peters Road
Knoxville, TN 37923
File No.: KTA-2024-2234

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Owner and Responsible Taxpayer: Cindy Brennan and Edward Brennan 1005 Bridgestone Place Knoxville Tn 37919	Mortgagee: Fairway Independent Mortgage Corporation 4201 Marsh Lane Carrollton, TX 75007	105-10-0J-008.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Lori Trew, Unmarried** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Cindy Brennan and Edward Brennan, a married couple**, hereinafter called **"GRANTEE,"** their heirs and assigns, the following described real estate in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, Being Unit 8 of The Nines at Wedgewood Townhomes, a planned unit development as shown on Exhibit "C" in the Declaration of Covenants, Conditions, and Restrictions of the Nines at Wedgewood Townhomes, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20150930-0099342,

a more complete and accurate legal description. The Easements, Restrictive Covenants, Conditions and Regulations imposed upon and relating to the units, property, co-owners and tenants of The Nines at Wedgewood Townhomes, a Horizontal property Regime with Private Elements, contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in instrument No. 20150930-0099342, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

The above description being the same as previous deed of record in Instrument No. 20200318-0029972, in the Register's Office for Davidson County, Tennessee: No boundary survey having been obtained at the time of this conveyance.

Being the same property conveyed to Eric Regis and Lori Regis, husband and wife from Aspen Construction Investments, LLC, a Tennessee Limited Liability Company by Warranty Deed dated July 11, 2016 and recorded on July 13, 2016 in Instrument No. 20160713-0071731, in the Register's Office in Davidson County, Tennessee.

Being the same property conveyed to Lori Trew from Eric Regis and Lori Trew, husband and wife by Quitclaim Deed dated March 03, 2020 and recorded on March 18, 2020 in Instrument No. 20200318-0029972, in the Register's Office in Davidson County, Tennessee.

This conveyance is made subject to any and all applicable restrictions, covenants, easements, rights of way, reservations, limitations, building setback lines and all terms, conditions and provisions, including but not limited to, such as are shown and noted on maps, plats, and surveys and contained or cited in deeds in the chain of title to the property herein conveyed, in the Register's Office for Davidson County, Tennessee and as shown on the recorded Instrument Nos. 20110627-0048884, 20141024-0098148, 20150930-0099342, 20141024-0098147, 20150928-0098058, 20050406-0037548, 20061010-0125949, 20050321-0030406 and 20060925-0118083, all in the Register's Office for Davidson County, Tennessee.

The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

Property address: 1815 Ridley Boulevard, Unit 8, Nashville, TN 37203
CLT: 105-10-0J-008.00-CO

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said GRANTEE, their heirs and assigns, forever. GRANTOR covenants with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have the right to convey it, and that the same is unencumbered, except as otherwise expressly provided herein. GRANTOR further covenants and binds themselves, their

heirs, and representatives to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and any reference to gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of January, 2025.

Grantor:

Lori Trew (SEAL)

STATE OF Tennessee
COUNTY OF Williamson

On this 24th day of January, 2025, before me personally appeared Lori Trew, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of January, 2025.

Notary Signature
My commission expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY